

Villa Plots at
New Brighton, Staten
Island & Descriptions
of the Island, 1870

U.S.S. 2



1870 - a

THIRTY MINUTES FROM WALL ST.

Villa Plots

AT

NEW BRIGHTON,

Staten Island.

A choice selection of Building Sites will be
sold at

PUBLIC AUCTION

on the premises,

WEDNESDAY, MAY 18th, 1870.

EXCURSION TICKETS,

To visit the Property, before or on the day of sale, will be issued
upon application to the Managers.

H. TRACY ARNOLD & CO.,

187 Broadway, N. Y.

CENTRAL BRIGHTON

MAP OF PROPERTY AT

New Brighton

State in Island

NEW YORK

H. Tracy Arnold & Co.

Managers

Geo. M. Root,
Surveyor

J. C. Henderson

Goodhue

Ave.

AVENUE

Scale: 1 inch = 100 feet
Goodhue Avenue Station, 257 Feet Scale

PROSPECT

AVE.

ARNOLD

ELLICOTT

PLACE

ST.

ELICOTT

AVE.

Goodhue

LILLIAN

LILLIAN

LAKE CLEARWATER

SPRING LAKE

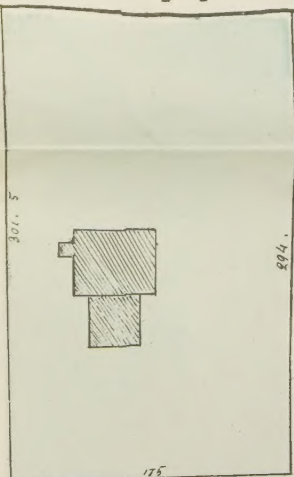
PLACE

LAFAYETTE

CHESNUT

S.T. Jones Estate

L. Satterlee



PROSPECT

AVE.

28	29	30	31	32	33	34	35
7035	7106	7178	7250	7321	7393	7465	7537

16	17	18	19	20	21	22	23
10000	10000	10000	10000	10000	10000	10000	10000
12	13	14	15	24	25	26	27
8500	10000	10000	10000	9791	9854	9906	9968

ARNOLD

ST.

Goodhue

LILLIAN

LILLIAN

SPRING LAKE

LAKE CLEARWATER

PLACE

LAFAYETTE

CHESNUT

AVE.

Tables
Oreometer
Spring
Lakes and
Lillian Place
2750. S.F.
2750. S.F.
2750. S.F.
2750. S.F.
2750. S.F.
2750. S.F.
2750. S.F.
2750. S.F.

BRIGHTON

AVE.

S. T. Jones Estate

ECONOMY, HEALTH, COMFORT,

to be secured in the purchase of

HOMES.

In offering the within described property for sale at Public Auction, the Managers desire to present as briefly as may be, the claims which it seems to have established, as the most desirable location

For Business Men.

who need to secure the following advantages, in the selection of their homes:

Contiguity to the Business Centre.

Ease and Comfort in Traveling.

Frequency of Communication.

Entire Healthfulness of Location.

Beauty and Extent of Prospect.

Incorporated Village Advantages.

Absolute Freedom from Nuisances.

Desirability as an Investment.

Increase of Value of Real Estate.

New Brighton,

in all newspaper articles, in private letters, in the reminiscences of tourists, and, in educated conversation in regard to Staten Island, has ever been foremost in commanding notice. Its situation is unsurpassed in every particular, and there is

No Suburb of the City of New York

that can for one moment compare with it in desirability.

In order that a fair and impartial statement of the various points in question may be given

Selections from Newspaper Editorials

are here introduced, as the unsolicited and unbought predictions from

Our Eminent Real Estate Writers,

of what they believe to be the

Future of Staten Island.

These articles, although in some instances referring directly to the property now offered for sale, were written at a time when there existed no intention to bring it into the market.

The City of the Sea!

"Among the many beautiful places about New-York, Staten Island deserves a prominent place in the front rank. Few possess so many natural advantages, and few offer so many inducements to the weary inhabitants of large cities. Its location can scarcely be excelled, its views are grand, over it

the pure strong health-giving air has full sweep, fresh from the ocean and free from all impurities and noxious vapors. The ground is high, the soil fertile, and the society good. It is the first beauty-spot that gladdens the eye of the emigrant, and it is the first that welcomes the weary traveller home. Inhabitants of foreign countries, men of taste and education, who have visited many parts of the world, and are familiar with the beauties of Europe, speak of it as one of the garden spots of America, yet by our own people, by New-Yorkers, who are everywhere credited as being peculiarly sharp and quick to appreciate the value of everything brought to their notice, it has, for a long time been sadly neglected. Now a change has commenced; men begin to wonder why they have for so many years passed by so beautiful and convenient a spot, and gone further and to less desirable locations to purchase homes. A spirit of enterprise is commencing to show itself, the inhabitants have thrown of their old lethargy, are awake to the improvements that are going on around them, and determined to be no longer left behind."—*New York Times, April 20th, 1869.*

An Extensive Panorama.

"From here a view is presented which is grand beyond description. As far as the eye can reach it is one panorama of all that is beautiful in nature. On the one hand the ocean dotted with ships and steamers; beneath, the bay, bright and clear, studded with vessels decked with the flags of all nations; in front, the East River with the various towns along its banks; New-York, Brooklyn, Jersey City and Hoboken, and the Hudson River until it is lost among the Palisades, and on the other hand, Bergen Point, the Orange Mountains and all the rolling country about them. It is a great feast, so extensive and so varied that the eye almost wearies in selecting the points most worthy of remembrance."—*New York Times, May 20th, 1869.*

Swiss Alpine Ranges.

"A short drive brought the party to New Brighton, one of the loveliest places on Staten Island. The road from the first landing seemed to be entirely up-hill, and the traveller for a while supposes he is ascending one of the gentler activities of the lower Swiss Alpine Range. The scenery on either hand is delightful in the extreme, embracing wood and rolling meadow, highly cultivated lawns, and all around the sparkling, blue-green sea interposing like a mirror between the shores of Jersey and Long Island. New Brighton steals

gradually upon the view like the *chef d'œuvre* of a panoramic painting. The original of the name has not one-third its natural beauty. True, there are no gleaming sands stretching far to the left and right beneath dull, white cliffs of chalk, but then there are sweet smiling patches of meadow, lawn, and grand old trees that trench their roots upon the narrow beach, and send their healthy, verdant branches flowering over the roadside; and there are terraced drives all green and redolent in this month of flowers, crowned by curious cottages with a thousand fantastic beauties surrounding them; rustic arbors; around which the trellised vine enwraths itself in all its leafy youth, old fashioned armchairs made from the hickory or veteran ash placed at intervals beneath wide spreading chestnut or elm trees; circular beds of flowering shrubs, which will very soon glow with the color and perfume of the hyacinth, tuberose, japonica, rhododendron and chrysanthum. As the visitors rolled down the billowy incline to the grand road of artificial construction that winds around the westerly end of Staten Island, the variety of views that broke upon their gaze were as bewitching as they were beautiful. Away in the distance the City of Newark, Snake Island, Elizabethport, and an interminable succession of villas and farm residences broke upon the sight. A gentle silvery haze overhung the whole, and gave it that dreamy character in appearance, that so well befits a scene where seems the refuge of the spirit of repose."—*New York Herald*, May 31st, 1869.

Another View.

"The grandest views and most lovely scenery that can be found anywhere in the State of New-York, (perhaps in the United States,) are to be found on Staten Island. The magnificent expanse of the broad ocean, dotted with white sails; broad stretches of pasture land, lovely parks and lawns, the vivid emerald of the herbage, softened by the deeper color of the foliage; the bright glimpses of the bay and lowlands through the openings in the luxuriant growth of trees and shrubbery; the glorious views of the Sea, the distant shores of New Jersey, and the spires of Manhattan glistening in the distance, with every agreeable diversity of gently undulating hill and dale, or abrupt declivity, at the foot of which lie thriving villages and towns, away as far as the eye can reach, stretches a scene of unparalleled beauty. On every side are charming villas and country residences, the property of opulent merchants and landholders, the neatly trimmed lawns, parterres and hedges of arbor vitæ, box or dwarf trees, the carefully gravelled or weeded walks, evince that careful attention which taste begets and wealth enables its possessor to bestow."—*New York Herald*, June 17th, 1869.

Increase of Facilities.

"It is proposed to have a new line of boats run from Peteler's Point, New Brighton, or some other convenient place direct to the Battery and back every 20 minutes during the day, and every hour during the night. When this is done a great step will be taken toward removing the obstacles which have hitherto impeded the growth of the island. It is also proposed to build bridges across the channel at Fort Hamilton, New Brighton, Factoryville, and Port Richmond, also, to construct a railroad on piles, by way of Bedlow and Ellis Islands, to a point near the Battery, where regular ferry-boats will complete the connection with New-York.* When the bridges are finished across the Kill Von Kull, rapid means of communication may be had with the city, via the New Jersey Central Railroad.—*New York Tribune*, May 24th, 1869.

*This bill has passed the Legislature, (May, 1870,) and will become a law.

What Staten Island may be.

"It is more certain that Staten Island, whose shores are now encircled by a network of villages, will grow up into one vast town, that streets will start up and cover its vernal hills, that pavements and sewers and gaslights will invade the Serpentine and the Clove and Ocean Terrace, and will illumine and make accessible sylvan shades and grassy nooks even more remote and unknown. Staten Island, indeed—which but for much prudence and little taste might have been the site of the queen city herself—is destined to play a much more important part in our metropolitan drama of the future, than even her warmest admirers and most filial children have hitherto permitted themselves to imagine.

Staten Island has been chiefly regarded as having been previously a collection of little farms, producers of milk and vegetables, and of scattered fishing-stations—a place of lovely views and woody pastures, of surprising and picturesque variety of surface and outlook, and of easy access from New-York; as a favorite spot for suburban residences; and so in truth it is. From the rich bankers and lucky traders whose estates crown its heights to those of more modest pretensions further down, and again to the dwellers in the villages by the shore, there is to be heard but one chorus of admiration and attachment for their beautiful island; or, if any one ventures to whisper mosquitoes or chills, he is properly pooh-poohed as too quick to discern spots on the sun and too slow to appreciate the immunities and beatitudes of the future. But Staten Island is to be something more—or less—than a beauty-spot, or a wil-

derness of cottage-ornees. The demands which are to spring out of the completion of the Pacific Railroad, and, as we hope and believe, from a triumph of the principles of Free Trade, are not to be responded to alone by groves and pleasure-grounds and comfortable homes. In a word, there must be accommodation for shipping, with all the attendant facilities that such traffic demands—docks, coal-yards, machine-shops, sail-lofts, and the like. Notwithstanding New York is an island, and notwithstanding the convenience of her opposite shores, the space at command for these purposes is already so much less than is required as to be much more costly than it should be. Already several of the great ocean steamship lines contemplate securing room for the increasing exigencies of their trade on the shores of Staten Island, if some of their number have not already done so, and there cannot be a doubt of the expediency and far-sightedness of making such provision. The London docks are at a mean distance from the bulk of the London population, greater than that of Staten Island from the mass of New Yorkers, and considering the difference between New York harbor and the Thames, there is no comparison in ease and convenience of transit. There are, indeed, so many reasons in favor of making Staten Island the terminus and depot of all the Transatlantic steamships, and so few against it, that we think it extremely probable the plan will in time be generally adopted. A tug might almost as well run five miles as one, and if there must be trans-shipment of passengers and freight, as with the Cunard steamers, it might better be from a point cheap and convenient, and one which saves the packet five miles steaming on each passage, than from one without these advantages. Now, such a movement as this would give an immense impetus to the increase of population and architectural improvements which at Staten Island as well as New York are always going forward; but Staten Island in that case would cease to be merely a growing and beautiful suburb; it would begin to become itself, as well as its neighbor Manhattan, a magnificent city. It would cease to be a dependent, and might even look forward to becoming a rival.”—*Round Table, May 29th, 1869.*

Where our Citizens must go!

“Every year the need of room near the swelling Metropolis is more pressing. Every year the lands north of us in Westchester, and east and west of us on Long Island and the shores of New-Jersey, are becoming more crowded. Staten Island, which is far larger than Manhattan, and more thinly peopled, than any corresponding area so near the City Hall, is a territorial resource for New-York’s teeming population in the future. Her advantages of proximity, of picturesque scenery, her undulating and well-wooded surface,

and her ocean breezes, render this suburb peculiarly attractive as a refuge for men of business, from the heat and crowd of the town. Already the prosperous villages that line her shores have stretched out their hands to each other and united, so that there is now an almost complete *cordon* of streets and dwellings around the island. Already horse-cars are running to increase the facilities of those propelled by steam, so that access is now easy from the ferry landings to parts once thought inaccessible. The suspension bridge across the Kill Von Kull will soon be built, and another bridge connecting with a neighboring island further up the Bay is proposed, to reduce the ferry-distance from New-York to something like a third less than it is at present. Besides this, a park of five hundred acres is projected, to beautify and enliven the center of Staten Island, and the system of drainage made necessary by this and other contemplated improvements promises speedily to reduce to naught those objections on the score of occasional malaria to which all undrained lands near the mouth of the Hudson are more or less liable.”—*New York Times, April 14th, 1870.*

The Property offered For Sale

is situated in a commanding location, and had been designedly kept out of the market until the present time. An examination will prove its superior merits and no one can disregard the peculiar advantages that present themselves in connection with this sale.

Thirty Minutes Sail From New-York

over the beautiful and breezy bay, brings you to the property which is surrounded on all sides by expensive improvements, charming villas, admirable roads, and public and private enterprise.

The Water-Springs

known historically, have for a century or more given an unfailing and pure supply, and are as ready to be utilized for ornamental and domestic purposes, as when they were used to provide an army, under the remembered name of the “Hessian Springs,” in the days of the Revolution.

Two Beautiful Lakes with Rambles

encircling them, and crossed by a Rustic bridge, will give to a residence here a charm that cannot be often secured.

Evergreens and Shade Trees

abound, and the soil is particularly adapted to fruit, flowers and vegetables.

The Drives and Rural Walks

in the vicinity are perfectly charming and cannot be overrated.

The Terms of Sale

will be favorable and made known by the Auctioneer on the grounds, or upon application at the office of the Managers.

The Nuisance Clause

will be in keeping with the usual restrictions made upon such property, and sufficiently stringent to prevent abuses of all kinds.

Excursion Tickets to the Property

may be had before or on the day of sale from

H. TRACY ARNOLD & CO.,

MANAGERS,

187 Broadway.

William T. Davis
146 Stuyvesant Pl. 12 33
Staten Island, NEW YORK

Pressboard
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